

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 6, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Ernest D. Eldridge, Pastor of St. Matthias Anglican Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber, of Grade 10 students from the East Side School (Gladstone School) under the direction of their teacher, Miss Heather Coulthart.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT the minutes of the following meetings be adopted:

Special Council (Public Hearing)	-	November 22, 1977
Special Council (Court of Revision)	-	November 24, 1977
Regular Council (Except 'In Camera')	-	November 29, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford

SECONDED by Ald. Brown

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Compensation to Owners of Designated Heritage Buildings

The Vancouver Heritage Advisory Committee submitted the following letter dated December 2, 1977:

"At a meeting of the Vancouver Heritage Advisory Committee on December 2, 1977, the following motion was passed unanimously:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)Compensation to Owners of  
Designated Heritage Buildings (Cont'd)

## RESOLVED

The Heritage Committee, after careful consideration of the new Heritage Conservation Act (Bill 77) ., has concluded that the protection afforded to owners of properties to be designated under this Act must, in conscience, be extended to the owners of the forty-eight properties already designated by Council under the earlier legislation (Section 564'A' of the Vancouver Charter).

We have been advised that the provisions of the new Act need not be applied retroactively. It is not our wish, however, to take refuge behind the previous legislation which we, as a Committee, had considered inadequate and unfair.

The Heritage Committee, therefore, recommends:

'That Council take the necessary steps to formally de-designate all of those lands and premises as listed herewith and concurrently to proceed to re-designate those same lands and premises in accordance with the requirements of the Heritage Conservation Act (Bill 77).'

The acknowledged purpose of this undertaking shall be to confirm the rights and opportunities of the owners of these properties on a basis identical to those of owners of properties which may be designated now, or in the future."

MOVED by Ald. Harcourt

THAT a special meeting of Council be arranged with the Heritage Advisory Committee and the Minister of Recreation and Conservation to discuss the various aspects of designating buildings for heritage purposes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the City Manager prepare a report for Council on alternative modes of monetary and non-monetary compensation and the processes available to the City in such cases; the report to be considered at the proposed special meeting with the Heritage Advisory Committee and the Minister of Recreation and Conservation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the Director of Legal Services be instructed not to provide counselling services to the School Board when the designation of school properties and like matters is involved.

- LOST

(Ald. Bellamy, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)2. Relocation of the Art Gallery

The Mayor, in a memorandum dated December 6, 1977, advised Council as follows:

'On November 29th, 1977, City Council resolved

"THAT the study on the relocation of the Art Gallery to the old Court House be presented to the Standing Committee on Finance & Administration on December 8th, 1977."

On December 5th, 1977, accompanied by the City Manager, I met with Mr. Rombout, the Director of the Art Gallery, and Mr. Bagshaw, President of the Art Gallery Association, to discuss the report and its review by Council's Committee.

They requested that this review be deferred until their Board has had an opportunity to consider the report and its implications. In the interval, Mr. Rombout and the City Manager would jointly explore with the Architect and City Staff whether major economies in the renovation of the Court House might be possible by modifying some of the requirements of the Art Gallery.

In view of this request from the Art Gallery, I RECOMMEND that the review by the Finance & Administration Committee be deferred until early in 1978."

MOVED by Ald. Rankin

THAT the foregoing recommendation of the Mayor, be approved.

- CARRIED UNANIMOUSLY

3. Settlement of B.C.Tel Labour Dispute

Council was advised of the following telegram received by the Mayor on December 5, 1977, from the Telecommunications Workers' Union, on the present labour dispute.

"TeleCommunication Workers Union has suggested to B.C. Tel Management that both sides seek the personal intervention of Federal Labour Minister John Munroe to bring their dispute to a quick settlement. We request that you endorse our initiative to get ten thousand British Columbians back to work. The disruption to the communications, the loss to Provincial and Municipal coffers and to business has gone on long enough. Every day means one-half million dollar loss."

MOVED by Ald. Rankin

THAT this Council urge the B.C. Telephone Company and the TeleCommunication Workers' Union to seek the personal intervention of Federal Labour Minister John Munroe, with a view to settling this dispute immediately.

- CARRIED

(Ald. Bellamy and Kennedy opposed)

Regular Council, December 6, 1977. . . . . 4.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
DECEMBER 2, 1977

Works & Utility Matters  
(December 2, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Sea Wall Guard Rail - False Creek
- Cl. 2: Tender - Supply & Delivery of Extra Strength  
Vitrified Clay Sewer Pipe, Fittings & Couplings,  
and PVC Sewer Pipe, Fittings & Couplings

Sea Wall Guard Rail - False Creek  
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received for information, and it be recorded that Council is not in favour of expending approximately \$100,000 for a Sea Wall rail or barrier at this time.

- CARRIED

(Ald. Marzari, Puil and Rankin opposed)

MOVED by Ald. Gerard

THAT the False Creek Development Consultant report back to Council on reasonable safety measures for the False Creek Sea Wall.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(December 2, 1977)

Roddan Lodge, 124 Dunlevy Avenue  
(Clause 1)

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(December 2, 1977)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Grandview-Woodland N.I.P. Appropriation of Funds  
Consultants for Community Playground Design
- Cl. 2: Grandview-Woodland N.I.P. Appropriation of Funds  
Toy Lending Library
- Cl. 3: D.P.A. - 3543 Point Grey Road
- Cl. 4: D.P.A. - 3139-51 Point Grey Road
- Cl. 5: Champlain Heights Enclave 16
- Cl. 6: Champlain Heights Enclave 3

Cont'd.....

Regular Council, December 6, 1977. . . . . 5.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Clauses 1 & 2

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Bellamy

THAT clauses 3 and 4 of this report be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT the Director of Finance report to the Standing Committee on Finance and Administration on the feasibility of taxes paid by property owners in the Point Grey Road area being utilized to purchase properties in the area for civic use.

- CARRIED

(Ald. Ford, Gerard and the Mayor opposed)

Clauses 5 and 6.

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(December 2, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: False Creek Day Care
- Cl. 2: Voters' List and Elections Division,  
City Clerk's Office
- Cl. 3: Revision to Existing Auto Allowance Systems
- Cl. 4: Investment Matters (Various Funds) October, 1977

False Creek Day Care  
(Clause 1)

Considerable discussion ensued with respect to this Day Care Centre and reference was made to a report being prepared by the Director of Social Planning on day care centres generally.

The Mayor then agreed that the Director of Social Planning be requested to include in the forthcoming report the feasibility of charging higher day care fees to families who have the means to pay.

MOVED by Ald. Marzari

THAT the recommendations of the Development Consultant, as contained in this clause, be approved and the Director of Social Planning report back to Council for further review.

- CARRIED

(Ald. Brown, Kennedy, Puil and the Mayor opposed)

Regular Council, December 6, 1977. . . . . 6

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Presentation of Cheque -  
Restoration of the Orpheum Organ

At this point in the proceedings the Mayor recognized the Theatre Manager, Mr. Ian Dobbin, who in turn introduced Mr. K. Hodgson, who was mainly responsible for taking apart and rebuilding The Orpheum organ, and Mr. H.L. McDonald, who promoted two organ concerts on behalf of the Organ Fund.

A cheque for \$14,183.43¢ was presented to the Council. The Mayor expressed his appreciation to Mr. Hodgson and Mr. McDonald for their efforts and contribution to the restoration of this organ.

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The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5.10 p.m.

Finance Matters (Cont'd)

Voters' List and Elections Division  
City Clerk's Office  
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Revision to Existing Auto Allowance Systems  
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendations contained in this report be approved.

- (amended)

MOVED by Ald. Puil

THAT this matter be referred to the Standing Committee on Finance and Administration for further consideration.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Kennedy, Marzari  
Rankin and the Mayor opposed)

MOVED by Ald. Brown (in amendment)

THAT the following words be added to Alderman Rankin's motion:

"after changing recommendation 'c' to read as follows:

'That the implementation of an \$80.00 per month guaranteed minimum auto allowance be approved for a one year period for those positions approved by the City Manager for such a guarantee.' "

- CARRIED

(Ald. Gerard and Harcourt opposed)

The amendment having carried, the motion by Alderman Rankin, as amended, was put and CARRIED

(Ald. Gerard, Harcourt and Puil opposed)

Regular Council, December 6, 1977. . . . . 7

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Investment Matters (Various Funds)  
October, 1977 (Clause 4)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(December 2, 1977)

Vancouver City Hall Choristers  
Concert Tour.  
(Clause 1)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this clause, be approved and, in future, similar requests be submitted to the City Manager for approval.

- CARRIED UNANIMOUSLY

Property Matters  
(December 2, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Demolition - 745 West 7th Avenue
- Cl. 2: Rent Review - 1615 Main Street
- Cl. 3: Request to Cancel Lease - Commodore Hotel  
889 Seymour Street
- Cl. 4: Acquisition of 3445 Point Grey Road for Point  
Grey Road Development Scheme
- Cl. 5: Sale of City Lands at Robson and Hamilton Streets

Clauses 1 and 2

MOVED by Ald. Puil

THAT Clause 1 be received for information, and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Request to Cancel Lease - Commodore  
Hotel - 889 Seymour Street  
(Clause 3)

MOVED by Ald. Puil

THAT this clause be deferred pending a report from the Director of Social Planning on the feasibility of the City operating The Commodore Hotel.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters (Cont'd)Sale of City Lands at  
Robson and Hamilton Streets  
(Clause 5)

The City Manager referred to a statement in this clause regarding the 7' x 120' widening strip, and advised that the City Engineer now takes the position of not purchasing this strip. Therefore, it was

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this clause, be approved on the understanding that the 7' x 120' widening strip referred to in the report, be purchased by the City and charged to the Property Endowment Fund.

- CARRIED UNANIMOUSLY

B. Sponsors, Phase 2, Area 6,  
False Creek

The False Creek Development Consultant reviewed this report for the information of Council and also answered questions from individual members of Council.

MOVED by Ald. Harcourt,

THAT the recommendations of the Development Consultant contained in the Manager's report dated November 24, 1977, be amended and then approved as follows:

- "A. Parcels 1, 2, 3A, 3B and 4 be approved for development in 1978, subject to satisfaction by the City Council and senior governments regarding marketability and financing.
- B. Sponsors for Parcels 1, 2, 3A and 4 be approved as described in this report, and subject to the provisions set forth in this report.
- C. The False Creek Development Group be authorized to apply to the Province for approval of a Personal Care/ Intermediate Care Facility for Parcel 3B, and that the appointment of the Sponsor be deferred until early next year.
- D. The Development Procedure approved by Council on October 5, 1976, be amended so that the Sponsors will be responsible for the projects effective immediately, and so that each sponsor's architect will be required to enter a joint venture agreement to design the project with an Executive Architect appointed by the False Creek Development Group, in accordance with this report.

cont'd....



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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Sponsors, Phase 2, Area 6,  
False Creek (cont'd)

FURTHER THAT Council urge the Federal and Provincial  
Governments

- (i) to make Section 44 (deep subsidy) of the National  
Housing Act available, particularly for low income  
families;
- (ii) reconsider restrictions on permitting higher  
income families in co-operatives;
- (iii) raise the ceiling for non-market housing from  
\$47,000 to \$56,000 per unit."

- CARRIED

(Aldermen Kennedy and Puil opposed)

(Underlining denotes amendment)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Finance & Administration,  
November 24, 1977

Departmental Review - Social  
Planning Department (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in  
this Clause be approved after deleting recommendation B(i).

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Community Services,  
November 24, 1977

The Council considered this report which contains six  
clauses identified as follows:

- Cl. 1: Gastown Residents Association
- Cl. 2: Emergency Services Implementation Committee -  
After Hours Mental Health Services
- Cl. 3: Grant Request - Canadian Dolphin Swim Club
- Cl. 4: Non-Profit Income Tax Loan Service
- Cl. 5: The 44 Budget
- Cl. 6: Jericho Hangar No. 6 - "Ne Chi Zu" Artists Guild

Clauses 1, 2 and 5

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in  
Clauses 1, 2 and 5 be approved.

- CARRIED UNANIMOUSLY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
November 24, 1977 (cont'd)

Grant Request - Canadian  
Dolphin Swim Club (Clause 3)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this Clause be amended and then approved as follows:

"THAT City Council approve a grant of \$4,500.00 in lieu of rental of 150 hours of pool time in Park Board facilities for use by the Canadian Dolphin Swim Club, to cover the period September 1, 1977, to August 31, 1978."

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Kennedy and the Mayor opposed)

(Underlining denotes amendment)

Non-Profit Income Tax  
Loan Service (Clause 4)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

Jericho Hangar No. 6 - "Ne Chi  
Zu" Artists Guild (Clause 6)

MOVED by Ald. Kennedy,

THAT the Director of Social Planning be instructed to place a number one priority on an application for funding to the Community Recreation Fund towards renovation of Hangar No. 6.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,  
Harcourt, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin,

THAT the Park Board be requested to continue discussions with the Ne Chi Zu Artists Guild on detailed costs of renovating Hangar No. 6 to City standards and on possible sources of funding for such renovations.

(Referred)

MOVED by Ald. Puil,

THAT the City grant an undertaking to the Ne Chi Zu Artists Guild to lease Hangar No. 6 to the Guild for a period of two years with an option to renew for a further three years subject to the Ne Chi Zu Artists Guild renovating Hangar No. 6 to City standards within the initial two year period.

(Referred)

MOVED by Ald. Brown,

THAT this matter be referred to the Park Board for consideration and decision.

- CARRIED

(Aldermen Harcourt, Marzari, Puil and Rankin opposed)

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STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee  
on Planning and Development,  
November 24, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Status of Rezoning Applications
- Cl. 2: Increase in Residential Accommodation -  
1350 Burrard Street
- Cl. 3: Housing Corporation of B.C. Lands at 4th Avenue  
and Discovery (to be Exchanged for City-owned  
Lands at Penticton and Grandview Highway)
- Cl. 4: Rezoning for the Kiwassa N.I.P. Area

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in  
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Housing Corporation of B.C. Lands at  
4th Avenue & Discovery (to be Exchanged  
for City-owned Lands at Penticton and  
Grandview Highway) (Clause 3)

MOVED by Ald. Harcourt,

THAT recommendation A of the Committee be approved after  
adding "as well as the comments contained in the letter dated  
November 15, 1977, from Mr. Kenneth P. Caple".

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT recommendation B of the Committee contained in this  
Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning for the Kiwassa N.I.P.  
Area (Clause 4)

In considering this Clause, Council noted that in the  
recommendation of the Committee, the word "Committee" should  
be struck and "Department" substituted therefore.

Council also noted a memorandum dated December 5, 1977,  
from the City Manager in which he recommended:

"THAT the following recommendations of the Director of  
Planning, deferred by the Standing Committee on  
November 24th, be approved in order that the public  
hearing process is not unduly delayed:

'THAT the Director of Planning be instructed to apply  
to rezone the Kiwassa area properties (outlined in  
Appendix II of the City Manager's report dated  
November 10, 1977) to RT-3 District Schedule, and  
that the application be referred to a public hearing;

FURTHER THAT the Director of Planning arrange a  
public information meeting prior to the public  
hearing to discuss this proposed rezoning."

(Appendix II referred to is on  
file in the City Clerk's Office)

MOVED by Ald. Harcourt,

THAT the foregoing recommendation of the City Manager be  
approved.

- CARRIED

(Aldermen Brown and Puil opposed)

STANDING COMMITTEE REPORTS (cont'd)

IV. Part Report of Standing  
Committee on Transportation,  
November 24, 1977,

Pedestrian Crossing Conditions:  
Burrard Street at 14th Avenue  
(Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendation of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

V. Part Report of Standing  
Committee on Transportation,  
December 1, 1977

Taxi Fare Increase  
(Clause 1)

When considering this matter, Council noted a memorandum dated December 6, 1977, from the Supervisor of Research, Budgets & Research Division, Finance Department, setting out a comparative review of taxi rates for major cities in Canada.

Mr. Dawson, representing the Vancouver Taxi-Cab Owners' Association, advised Council that the average transfer cost of a cab is \$42,000.

MOVED by Ald. Kennedy,  
THAT the recommendations of the Committee contained in  
this Clause be approved.

- CARRIED

(Aldermen Ford, Gibson, Marzari and Puil opposed)

MOVED by Ald. Ford,  
THAT Council request the representatives of the taxi cab industry in the City to meet with the Council Committee on the Disabled to discuss special concessions which the taxi cab industry could offer for the disabled.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,  
SECONDED by Ald. Harcourt,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, December 6, 1977 . . . . . 13

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4310,  
BEING THE SIGN BY-LAW

MOVED by Ald. Gibson,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Kitsilano Conversion Areas)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Bellamy opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bellamy opposed)

(Aldermen Gerard and Gibson were excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (RT-2A District Schedule  
Kitsilano Point & Conversion Areas)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Bellamy opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW (RT-2A  
District Schedule, Kitsilano Point and  
Conversion Areas) (cont'd)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bellamy opposed)

(Aldermen Gerard and Gibson were excused from voting  
on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE  
BY-LAW (Taxi Fare Increase)

MOVED by Ald. Kennedy,  
SECONDED by Ald. Rankin,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Ford, Marzari and Puil opposed)

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Rankin,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Ford, Marzari and Puil opposed)

MOTIONS

A. Allocation of Land for Lane Purposes  
(S 20' of Lot 1, Block 22 of Blocks  
10-13 and 22-25, D.L.'s 391 and 392,  
Plan 1604)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,  
THAT WHEREAS the registered owner has conveyed to the City  
of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 1, Block 22 of Blocks 10 to 13  
and 22 to 25, District Lots 391 and 392, Plan 1604;

AND WHEREAS it is deemed expedient and in the public interest  
to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so  
conveyed be, and the same are hereby accepted and allocated for  
lane purposes, and declared to form and constitute portions of  
lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. 2nd Avenue and Wallace

MOVED by Ald. Bellamy,  
SECONDED by Ald. Kennedy,

THAT WHEREAS the site at 2nd and Wallace has created deep concern and outrage from citizens living in the area;

AND WHEREAS the major developer of one of the proposals for this site has withdrawn his plans;

THEREFORE BE IT RESOLVED THAT before any new proposal is considered for the remaining land on this same site, the citizens of the area be given every opportunity to full and early participation in the planning process of any development that may be considered for this site.  
  
(Referred)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,

THAT the above motion be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED UNANIMOUSLY

2. Rezoning of School and Park Sites to be known as Public Use

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,

THAT Council direct the Director of Legal Services and the Director of Planning to submit a report to Council on the legal and planning implications of rezoning all school and park sites etc., to a land use designation to be known as public use.

(Amended)

Alderman Rankin requested and received permission to amend his motion to read as follows:

"THAT Council direct the Director of Legal Services and the Director of Planning to submit a report to Council on the legal and planning implications of rezoning all school and park sites, and other appropriate properties, to a land use designation to be known as public use."

The motion as amended was put and CARRIED UNANIMOUSLY.

(Underlining denotes amendment)

ENQUIRIES AND OTHER MATTERS

Alderman Ford -  
Special Christmas Bonus for Disabled Persons

MOVED by Ald. Ford,  
SECONDED by Ald. Marzari,

THAT Council write to the Minister of Human Resources informing him of the difficulty being experienced by disabled persons in meeting everyday costs of living in the light of the current inflationary economy and requesting the Minister grant a special Christmas Bonus allowance in the amount of \$25.00 to all disabled persons in receipt of G.A.I.N. for Handicapped.

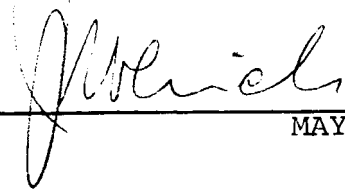
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 7:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting  
of December 6, 1977, adopted on December 13, 1977.

  
MAYOR

  
CITY CLERK



MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (WORKS: A1 - 1)

## WORKS AND UTILITY MATTERS

### INFORMATION

#### 1. Sea Wall Guard Rail - False Creek

The City Engineer reports as follows:

"On January 12, 1977, Council requested that the City Engineer, after discussion with the False Creek Project Manager, report on the potential hazard to children at the Sea Wall due to the lack of a guard rail.

#### Design Selection and Construction

The False Creek Seawalls were designed by the False Creek Design Team in the summer and fall of 1973 and construction began the following winter as a Winter Capital Works program. The Sea Wall construction was a very successful Winter Works Project funded by the Federal Government and the City and built by the Engineering Department.

The designers had input from a wide variety of viewpoints, both technical and non-technical and the final design reflects the extensive studies and discussions. The design was finalized before a decision was reached regarding the use of the adjacent land, which was to be either all Park or a combination of Park and Housing. While the extent of the park was not known then, it was felt certain that the area along the water edge would be park-like and Council's instructions were to proceed with the Sea Wall. At that time, there was considerable discussion concerning the water quality in False Creek, and when it was concluded that the water would not be suitable for primary use (swimming), the wall was designed so that there was not an easy access right into the water. Beaches were specifically not allowed. The Sea Wall was intentionally very much like the Stanley Park Sea Wall.

#### Council Approval

On October 30, 1973, Vancouver City Council approved the seawall design and recommendation number 2 gave specific approval to the rock slopes and vertical wall-faces which are on the existing Sea Wall. The cross-sections which Council approved did not include guard rails.

#### Residential Land

When it was decided that much of Area 6 would be residential, there was not a great deal of concern regarding safety along the Sea Wall. Various City Departments expressed satisfaction with the residential land use, and it was felt that children in this area would become educated as to the dangers of the water edge. In any event, it was conceded that it is virtually impossible to make the sea wall absolutely safe and that extra parental supervision and guidance will be required. The Sea Wall edge like the narrow streets, is part of this innovative development.

#### Cost

The cost of a hand rail or barrier along the Sea Wall is, of course, very dependent on design but a fence or guard rail along the entire Sea Wall length appropriate to the architecture of False Creek is estimated to cost approximately \$100,000.00. This money is not available within the present False Creek Front End Budgets.

#### Safety

Whether or not the Sea Wall is safe for children is, of course, a matter of judgement and it is impossible to make it absolutely safe given the City policy of providing public access to the water all along False Creek. The construction of a railing or wall could, in fact, make the water edge even more attractive for children and, therefore, more dangerous.

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MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (WORKS: A1 - 2)

Clause No. 1 continued:

The Sea Wall adjacent to the school could be provided with barriers but the School Board has suggested it will provide barriers within the park (berms and bushes, etc.) to delineate the active school area.

The issue of safety, fences, etc., has been discussed with the residents of Area 6 at their Council meetings by the Development Consultant. The consensus of these groups seems to be that fences and guard rails would not be appropriate. Each association comments that parental education of children is essential and will so advise their members. There have been a number of different suggestions made ranging from emergency phones, lifelines, safety poles, signs, emergency ladders, etc. While these are all worthwhile and desirable alternatives, there is a cost and no evidence has been produced that a hazardous situation exists or that these alternatives will solve the problem. The Development Consultant states that they will work with the Residents Interim Council to ensure that water safety programs are available and that some sort of parental watch program is encouraged.

CONCLUSION

The Engineering Department can put up guard rails or these other alternatives if they are felt necessary and if funds are provided. No matter what action is taken, the safety of children at the water's edge in False Creek will always be a problem as long as family housing is located nearby."

The City Manager submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Tender No. 57-77-1 - Supply & Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings & Couplings, and PVC Sewer Pipe, Fittings & Couplings

Tenders for the above were opened by the City Clerk on October 3, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

The 7% Provincial Sales Tax is in addition to the prices shown in this report and the tabulation. Funds for all purchases are provided in the Sewers Capital Budget.

SECTION 'A' - EXTRA STRENGTH VITRIFIED CLAY PIPE, FITTINGS AND COUPLINGS

This section is comprised of 76 items. An acceptable bid was not offered on two low volume items, therefore the total number of items to be considered has been reduced to 74.

We recommend acceptance of the low bids and lowest bid meeting specifications from Flex-Lox Industries Ltd. for 69 items - Fred Surridge Ltd. for 3 items - and Provinces-West Equipment for 2 items.

It is pointed out that Atlas Asbestos Co. Ltd. submitted the low bid on 16 items. However, they do not meet specifications because they offered asbestos-cement pipe in lieu of vitrified clay pipe. Provinces-West submitted the low bid on 4 items. However, they do not meet specifications on 2 of the 4 items because they offered neoprene in lieu of polyethylene bushings.

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (WORKS: A1 - 3)

OR

Clause No. 2 continued:

SECTION 'B' - PVC SEWER PIPE, FITTINGS AND COUPLINGS

Westburne Industrial Enterprises was the low bidder on all items.

The City Engineer and Purchasing Agent recommend acceptance of the low bids and lowest bids meeting specifications for the supply and delivery of extra strength vitrified clay pipe, fittings and couplings, and PVC sewer pipe, fittings and couplings, as follows:-

A. EXTRA STRENGTH VITRIFIED CLAY PIPE, FITTINGS AND COUPLINGS

Flex-Lox Industries Ltd. - Items 1-5 incl., 7-28 incl., 30-70 incl., and Item 73 - for an estimated price of \$319,406.41.

Fred Surridge Ltd. - Items 71, 72, 74 for an estimated price of \$6380.55.

Provinces-West Equipment Ltd. - Items 75 & 76 for an estimated price of \$2511.14.

B. PVC SEWER PIPE, FITTINGS AND COUPLINGS

Westburne Industrial Enterprises - Items 1-25 incl. for an estimated price of \$67,303.51. "

The City Manager RECOMMENDS approval of the recommendation of the Purchasing Agent and the City Engineer, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 679

A - 2

MANAGER'S REPORT, December 2, 1977 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Roddan Lodge, 124 Dunlevy Avenue

The Director of Finance reports as follows:

"Roddan Lodge is a public housing development in the Downtown Eastside funded by senior governments and managed by the Properties Division of the City's Finance Department. It opened on November 1st, 1977. It provides housing for 172 residents, men and women. At this time 92 persons have moved into the building.

Whereas bedding, sheets, blankets and pillows were provided at Oppenheimer and Antoinette Lodges (similar public housing developments) public funds are no longer allocated for these household items. Some people moving into Roddan Lodge do not have their own bedding and there is no budget provided by the senior governments to purchase it. As a result, First United Church and St. James Social Service have undertaken to supply blankets. This did not cover the initial need and the City was required on an emergency basis to purchase bedding supplies at a cost of \$600.00.

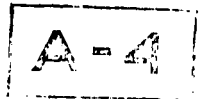
RECOMMENDATION

The Director of Finance RECOMMENDS that

City Council confirm the expenditure of funds in the amount of \$600.00 to purchase bedding supplies for loan to new tenants at Roddan Lodge, and that this amount be provided from Contingency Reserve."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 679



Manager's Report, December 2, 1977 . . . . . (BUILDING: A-4 - 1)

## BUILDING & PLANNING MATTERS

### RECOMMENDATION:

#### 1. Grandview-Woodland N.I.P. Appropriation of Funds: Consultants for Community Playground Design

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$1,035,000.00 for improvements to elementary schools in the area. The Concept Plan specified that playgrounds for school and community use are to be developed at three elementary schools: Sir William Macdonald, Lord Nelson, and Laura Secord. The total N.I.P. allocation for the three playgrounds is \$90,000.00, which could be supplemented by a contribution from the Vancouver School Board of \$2,000.00 for each playground (if construction work is not carried out by School Board staff) or \$7,500.00 for each playground (if construction work is carried out by School Board staff and the School Board elects to contribute the 20 per cent of total project costs comprising their "overheads"). Thus, the total amount available for the three playgrounds will be \$96,000.00 to \$112,500.00. The purpose of this report is to initiate the design process for these playgrounds by releasing funds for design consultants.

The School Playground Committees at the three elementary schools have held preliminary meetings to initiate planning for their respective playgrounds, and have determined that the assistance of consultants to co-ordinate the design process at each school would be desirable. The consultant at each school would be responsible for meeting with school staff, students, parents and neighbouring residents to develop a design concept which is acceptable to the Vancouver School Board, and then preparing detailed working drawings. The Committees have interviewed consultants who have expressed interest in this task, and chosen firms which they believe can most capably perform the work; the Vancouver School Board has agreed with their selections.

The normal cost of consulting services of this type is a maximum of ten per cent of total project costs. Hence, an appropriation of \$11,250.00 will be sufficient to cover the maximum cost of the design work for these playgrounds. C.M.H.C. has been advised of this proposal and concurs with the following recommendation.

The Director of Planning RECOMMENDS that Council approve the expenditure of up to \$11,250.00 from the Grandview-Woodland N.I.P. Budget Account 898/9404 for the design of community playgrounds at Sir William MacDonald, Lord Nelson and Laura Secord Schools, costs to be shared as follows:

C.M.H.C.	\$5,625.00
Province of B.C.	\$2,812.50
City of Vancouver	\$2,812.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

#### 2. Grandview-Woodland N.I.P. Appropriation of Funds: Toy Lending Library

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$90,500.00 for improvements to Social Services in the area. The Concept Plan identified the provision of equipment for child care centres in the area as a priority in this category of N.I.P. expenditures.

Early in 1977 the Britannia Library established a Toy Lending Library for group day care centres in the Grandview-Woodland area. Funds were provided by the Britannia Community Services Centre Society, the R.E.A.C.H. (Research Educational Attack on Community Health) Centre Association, and the United Way, for the purchase of a core collection of toys. The toy library is

Manager's Report, December 2, 1977 . . . . . (BUILDING: A-4 - 2)

Clause 2 Cont'd

presently housed in the basement of the Britannia Library; staff of area day care centres visit the library once weekly to borrow and return toys and exchange information about the educational use of play equipment. Library staff are responsible for checking the equipment in and out; R.E.A.C.H. provides counselling for day care staff in the use of the toys and carry out repair work as required.

R.E.A.C.H. and the Britannia Library have proposed that approximately \$3,000.00 of Grandview-Woodland N.I.P. funds be allocated to enhance the resources of the Toy Lending Library; an itemized list of required equipment is attached. This equipment would be kept at the Britannia Library (smaller items) and the R.E.A.C.H. Centre (larger items) and would be available to all licensed group day cares and family day cares in the Grandview-Woodland area. The N.I.P. Committee considered this proposal during the planning stage of the program, provided the required funds in the Social Services category of the Concept Plan, and are now recommending that the requested funds be allocated. The Grandview-Woodland Planning staff and the Central Mortgage and Housing Corporation concur with this recommendation.

The Director of Planning RECOMMENDS that Council approve the expenditure of \$2,933.26 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the purchase of equipment for the Britannia/R.E.A.C.H. Toy Lending Library, costs to be shared as follows:

C.M.H.C.	\$1,466.63
Province of B.C.	\$ 733.31
City of Vancouver	\$ 733.32"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION:

3. 3543 Point Grey Road  
Development Permit Application No. 78970

The Director of Planning reports as follows:

'Development Permit Application No. 78970 has been filed by Mr. Ross Richardson, for Mrs. M. Dallas, to relocate, alter and add to the existing one family dwelling in this RS-2 District.

Resolution of City Council, dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate that the existing dwelling will be relocated approximately 24'0" to the rear (north) and will be extended to the established building line along the north side of Point Grey Road. The dwelling is a two storey building having a height of 29.5' and would meet the setback requirements of the RS-2 District Schedule and would be clear of the established building line.

The proposed development would be an outright use and would comply with all the regulations of the Zoning and Development By-law, with the exception of the existing carport located in the required front yard.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977 and to advise Council that the Director of Planning is prepared to approve the Development Permit Application in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the relocation of the existing one family dwelling on this site, the construction of a 252 sq. ft. addition on the north side of the dwelling, in line with and not projecting beyond the established building line on the north side of Point Grey Road, and alterations to raise the existing roof line to provide a 9'6" high ceiling over a portion (341 sq. ft. area) of the existing second storey, subject to the following conditions:

Cont'd . . .

Manager's Report, December 2, 1977 . . . . . (BUILDING: A-4 - 3)

Clause 3 Cont'd

A. Prior to the issuance of the Development Permit:

- (a) Revised drawings are to be submitted or the submitted drawings revised to the satisfaction of the Director of Planning, clearly indicating:
  - (i) the relocation of the existing carport to provide the required 24' setback from the south (front) property line;
  - (ii) the proposed west elevation of the building;
  - (iii) no portion of the exterior finish (architectural features, trim, etc.) will project into the required sideyard or beyond the established building line to the north.

B. The existing carport is to be relocated in accordance with the approved drawings within thirty (30) days of the date of occupancy of the addition.

C. The open area, under the first storey, at the north end of the building is not to be enclosed at any time.'

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

4. 3139-51 Point Grey Road  
Development Permit Application No. 79076

The Director of Planning reports as follows:

"Development Permit Application No. 79076 has been filed by Mr. M. MacDonald to construct a 15'0" x 22'0" x 12'0" high accessory carport in the front yard of the existing one family dwelling. The proposed carport will be clear of the required 24' front yard and will be located 72'0" from the south property line.

The site is located on the north side of Point Grey Road between Balaclava and Trutch Streets. Visual contact of the proposed carport will be greatly restricted due to the configuration of the land and the existing 4'0" high cedar fence along the south property line. All buildings on the site will now maintain a site coverage of 28% (permitted being 45% maximum).

Six (6) neighbouring property owners were notified of this application and no objections were received.

Resolution of City Council dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas (between Alma Street and Balsam Street) of the north side of Point Grey Road are to be brought to the attention of Council.

The Director of Planning has considered this Development Permit Application No. 79076 and is prepared to approve the construction of the 15'0" x 22'0" x 12'0" high accessory carport, but before giving final consideration, is reporting the matter to City Council in accordance with Council's resolution of May 24, 1977. "

The City Manager submits the foregoing report of the Director of Planning for the information of City Council.

Manager's Report, December 2, 1977 . . . . . (BUILDING: A-4 - 4)

RECOMMENDATION:

5. Champlain Heights Enclave 16

The Project Manager reports as follows:

"Part I

City staff are in the final stages of preparing a ground lease and model strata lot lease with Community Builders for Enclave 16. The leases are very complex however, all issues have been resolved with one exception - this exception relates to the continuing obligation of the developer with respect to the project.

Initially the City proposed that the developer be tied to the project for the full term (99 years) and that in the event that others defaulted he be responsible for such things as repairs and maintenance.

This continuing obligation was not specifically dealt with in the terms and conditions of the lease provided with the tender packages. When the solicitors for Community Builders reviewed the draft lease they found this particular obligation unacceptable.

The matter has been discussed with the City Manager, Director of Finance and the Project Manager and it was agreed the lease should be amended to reflect a less onerous position and one more closely aligned with the normal obligations a developer would assume in building on a 'fee simple' basis.

Solicitors for Community Builders have suggested that their obligation be as follows:

1. That all units will be enrolled in the "New Home Warranty Program of British Columbia". This program will provide the purchasers with protection against all defects in the construction of those housing units in accordance with the terms of the program for a period of one year and protection against major structural defects for a period of five years up to a liability of \$20,000.00 per unit.
2. With respect to the Strata Lot Lease they request that Community Builders be fully released from all of its obligations under that Lease with respect to each Strata Lot on the date which is the later of:
  - a) the date the leasehold interest in that Strata Lot is assigned to the first purchaser thereof, or
  - b) the date occurring one year after the substantial completion of the "Building" as defined in the Strata Lot lease.

Part II

This proposal from the solicitors for the developer also requests that the Strata Lot Lease permit Community Builders to offer the lots for sale to the public as soon as a prospectus has been duly approved by the Superintendent of Insurance under the provisions of the Real Estate Act.

The lease will provide that Community Builders may not close such sales by assigning its leasehold interest in the Strata Lot until after the City of Vancouver has issued an occupancy permit with respect to the Strata Lot that has been sold.

The Strata Lot Lease as drafted provides that Community Builders cannot assign its leasehold interest in any of the Strata lots until all of the Strata lots to be constructed on the first part have been substantially completed. Because of the nature of the project, some parts of it will be fully completed before other parts have been substantially completed. It has been requested

Cont'd . . .



Manager's Report, December 2, 1977 . . . . . (BUILDING: A-4 - 5)

Clause 5 Cont'd

therefore that conveyances of the Strata lots be permitted to take place with respect to fully completed units after the Strata Plan has been filed but before every Strata lot has reached the point of substantial completion.

In the opinion of the Project Manager, the changes requested are reasonable and yet still afford the City an adequate level of protection.

This report has been discussed with the City Manager, Director of Finance and the Assistant Director of Legal Services, Mr. Cowley.

In view of the foregoing, the Project Manager recommends:

- A. That Council require all units built on Enclave 16 to be enrolled in the "New Home Warranty Program".
- B. That Council agree to release Community Builders from all obligations under the Strata lot lease with respect to each Strata lot on the date which is the later of;
  - (i) the date the leasehold interest in that Strata lot is assigned to the first purchaser thereof, or
  - (ii) the date occurring one year after the substantial completion of the "Building" as defined in the Strata Lot Lease.

It is noted that this release applies only to Community Builders and not subsequent assignees of Strata Lots in this development.

- C. That the Strata lot lease be amended to permit a marketing program to proceed in accord with the conditions outlined in Part II of this report."

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

6. Champlain Heights Enclave 3

The Project Manager reports as follows:

"August 9th 1977 Council approved the offer to lease Enclave 3 submitted by United Properties Ltd. The offer was made subject to the usual City requirements, one of which involved the developer entering into a lease with the City within 120 days from the date of Council acceptance of the offer. This time requirement expires December 7th and the lease is not yet complete. The purpose of this report is to request an extension and to alter some of the conditions of the lease.

October 25th 1977 United Properties requested permission to subdivide the site into two roughly equal parcels. The purpose of this subdivision is to simplify funding of the project.

In approving the concept of subdivision two leases will be required and the original payment schedule will have to be altered. The revised payment schedule is attached as Appendix I.

October 25th 1977 and again November 1st 1977 United Properties requested permission to enter into a joint venture with Bancorp Properties Ltd. These two companies have just completed a successful joint venture in Richmond and it is the opinion of the Project Manager that such a joint venture would lend financial strength to the development in Champlain Heights.

Because of the work required to complete the lease documents, a 70 day extension is requested. The deadline for entering into the leases will therefore be on or before February 14th 1978.

Cont'd . . .

Manager's Report, December 2, 1977 . . . . . (BUILDING: A-4 - 6)

Clause 6 Cont'd

This report has been reviewed by the Finance Department and the Law Department.

In view of the foregoing, the Project Manager recommends:

- A. That Council approve joining Bancorp Properties Ltd., #2000 700 West Georgia, Vancouver, B.C. to the lease together with United Properties Ltd.
- B. That Council approve the revised payment schedule and the revised terms and conditions of the lease as outlined in Appendix I.
- C. That Council grant authority to subdivide Enclave 3 (Lot 10, Parcel A, District Lot 335, Group 1, New Westminster District Plan 14593) into two roughly equal halves.
- D. That Council grant a further extension to February 14th 1978 on or before which time the leases will be executed."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Project Manager.

FOR COUNCIL ACTION SEE PAGE(S) 679-680

A-7

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-1)

FINANCE MATTERSCONSIDERATION:1. False Creek Day Care

The Development Consultant reports as follows:

On February 15, 1977, Council resolved that the City enter into a three year lease in the commercial premises on the City-owned site at 6th Avenue and Laurel Street in order to provide space for the False Creek Day Care Society. The Council resolution dealt with rent payable at \$5.00 per square foot plus leasehold improvements of \$5,000. The following items were not approved in the Council resolution, although they had been mentioned as City obligations in a previous report in January, 1977:

Annual costs

Taxes	1,000
Heat, light, water	700
Insurance	<u>600</u>
	<u>2,300</u>

Initial cost

Playground improvements	<u>2,500</u>
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In addition, the rented area was increased from the previous area of 1,000 sq. ft. as reported to Council in February to 1200 sq. ft., due to requirements of the Community Care Facility Licensing Office.

The total annual cost to the City for the lease is as follows:

Rent	6,000
Taxes	1,000
Heat, light, water	700
Insurance	<u>600</u>
	<u>8,300</u>

The initial leasehold costs total \$7,500

The City's recovery from the Day Care Society will be in the order of \$700-\$2400 per year and is to be the subject of a report in the near future from the Director of Social Planning.

The Day Care facilities are completed, near occupancy and the lease for the facilities is awaiting ratification of the lease details in this report dealing with heat, light, water, insurance, taxes and the \$2,500 for completion of the playground.

The Comptroller of Budgets and Research advises that, if the following recommendations are approved, the source of funds for the capital expenditure and other costs for 1977 will be the 1977 Contingency Reserve and subsequent years, costs will be included in the annual Revenue Budget.

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Clause #1 continued:

Recommendations:

It is recommended that:

- A. the previous resolution of Council for the lease of the Day Care facilities be amended in order that the City be responsible for payment of heat, light, water, insurance and taxes.
- B. an appropriation of \$2,500 be authorized for the construction of playground facilities at the Day Care site.

The City Manager notes that Council is being asked to provide facilities for a day-care centre costing, over the three year period, \$10,800 p.a. with recoveries of only \$700 to \$2,400.

The exact recovery is to be the subject of a Social Planning report, which recommends that Council not subsidize further day-care facilities in this manner.

In view of the February 15, 1977 resolution of Council to provide this facility, the City Manager submits the report for Council's CONSIDERATION.

RECOMMENDATION:

2. Voters' List and Elections Division  
City Clerk's Office

The City Clerk reports as follows:

"Over a period of years there has been a series of staff and organizational changes in this division, to deal with changing election patterns and some operating problems. However, problems in operation have continued, primarily in the following areas:

- a) tasks not adequately carried out (revising polling districts, maintaining internal records)
- b) lack of adequate back up staff for staff absences and succession to senior positions
- c) very heavy workload and pressure on present staff during elections.

This summer the City Manager agreed to have his office review the organization and staffing in this division.

As a result of this review, organizational and classification changes have been dealt with administratively; this report requests Council's approval for the addition of one Clerk II position, with a partially offsetting reduction in temporary help.

Background

The Elections and Voters' List Division has the responsibility of maintaining the lists of voters and arranging elections as required by Council. The Charter requires the City to maintain both an owner - elector list and a resident - elector list, and specifies such things as frequency of enumeration, updating in non-election years, and the timing for preparation of the lists.

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MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-3)

Clause #2 continued;

The lists are computerized, and a heavy commitment of staff time is required to maintain the owner file, using updates to the land registry, changes in citizenship, deaths, changes of address etc; this is the major activity in the Division in non-election periods. The resident - elector list is created by enumeration every two years in the spring before a Council election.

In 1966, staff in the Voters' List was reduced on the basis that elections would be held only every two years. However, 1977 is only the second year since 1966 without an election. Pub plebiscites, secondary suites, 5-Year Plans etc. have resulted in votes in non-election years.

Elections involve recruitment and training of Deputy Returning Officers, review and selection of polling places, advertising in accordance with the Charter, and preparation and printing of ballots before actual elections are held. Voters' and Election Division staff then arrange for all facilities needed in the polling places, and carry out the tightly controlled distribution of ballots and records. After the election, ballots are counted and election statistics prepared. Elections and ballots have become much more complex with increasing numbers of candidates and multi-ballot questions (5-Year Plan).

Organization and Staffing Proposed

The recent organization and classification review resulted in the following organization:

Supervisor of Voters' List and Elections  
Clerk IV (2)  
Clerk II (2)

Significant use of temporary help for vacation relief, Voters' List maintenance and in election years will continue with this organization. However, it was noted that operating continuity during staff absences and our ability to meet peak workloads during election and Voters' List periods would both be improved if an additional permanent Clerk II position were established, and temporary help reduced as a result.

During election years, temporary staff is expected to be reduced by a full man year; during non-election years, temporary help for vacation relief could be eliminated, and possibly some temporary help, provided from time to time for special purposes, could be reduced.

The extra cost, therefore, of the proposed additional position would be approximately \$3,000 per year. This cost is well justified by the increased continuity and election capability provided by the additional permanent position.

Recommendation

The City Clerk RECOMMENDS that an additional Clerk II position, subject to classification by the Director of Personnel Services, be authorized, with reductions in temporary help as outlined in this report to result in a maximum net addition cost of about \$3,000 per year (1977 rates)."

The City Manager RECOMMENDS approval of the foregoing recommendation of the City Clerk.

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MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-4)

### 3. Revision to Existing Auto Allowance Systems

The Director of Finance reports as follows:

#### 1. Purpose.

For a number of years the City has been paying its employees regular and intermittent auto allowance for the business use of their personal automobiles. Although the auto allowance rates are frequently monitored and revised annually (last revision April 1, 1977), it has been suggested by various groups of employees, specifically low business mileage drivers, that their auto allowances are not compensating them for the actual costs of operating a vehicle for business purposes.

The purpose of this report is to review and revise the rates paid under the existing auto allowance systems and to recommend changes that will correct any inequities in the existing systems.

#### 2. Existing Auto Allowance Systems.

##### A. Intermittent

Intermittent auto allowance is paid to employees who are authorized to use their personal cars for business purposes but who are not required to make their car available daily. It is designed to compensate those employees who from time to time use their personal car for business purposes. The recommended revised intermittent auto allowance rate is .24¢ per mile.

##### B. Regular

Regular auto allowance is paid to employees who are authorized to use their personal cars and who are required to make their cars available daily. The current regular auto allowance system covers approximately 450 approved positions. A variety of different employee groups receive regular auto allowance. The groups approved for auto allowance include inspectors, planners, nurses, social planners, and employees in the Properties Division and Engineering Department. The diversity of employee groups and the varying use of automobiles by these different groups, makes it difficult to develop a single auto allowance system that will equitably compensate all employees for the business use of their personal cars.

Regular auto allowance is based on the principle that:

"the City pays the employee its pro-rata share of his automobile operating costs plus the total cost of the business driving surcharge on his insurance"

In order to meet the above principle in the calculation of automobile operating costs, a number of assumptions have had to be made with regard to car types, costs, mileages driven, etc. In effect, the operating costs represent the average costs of operating an average automobile an average number of miles. Costs included in the calculation of the new rates are:

1. Capital costs/Depreciation - Based on purchase price of \$6,950, trade-in value based on mileage and age, and (declining balance) depreciation at 30% for each of first two years and 20% per year thereafter.
2. Financing costs - based on amount to be financed over 3 years at current borrowing rates.
3. Insurance - Pleasure \$241 + Business \$159, with P.L. and P.D. of \$500,000, collision with \$100 deductible, and comprehensive \$50 deductible.
4. License - \$22.
5. Lubrication - every 6,000 miles at \$26.

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-5)

Clause #3 continued:

6. Gasoline - 89.2¢ per gallon at 15 miles/gal.
7. Maintenance - \$1,500/50,000 miles = 3¢ per mile.
8. Inconvenience - \$5.00 - \$10.00 per month.

In order to convert the fixed costs (depreciation, financing, insurance, and license) to per mile costs, it is necessary to make an assumption about the number of miles that the employee drives for personal use. In the past, it has been assumed that employees drive 500 personal miles per month. This amount was determined by reviewing mileage records and represents the average number of personal miles driven by City employees. The total miles driven, the 500 personal plus the various possible business miles, are then used to calculate the fixed cost per mile. This cost plus the operating costs are then applied against the number of business only miles driven to determine the required auto allowance payment. Because total mileage (500 personal plus varying amounts of business mileage) affects the fixed cost per mile, regular auto allowances are paid on a sliding scale ranging from 67¢ per mile (for drivers doing under 40 business miles per month) to 21.56¢ per mile (for drivers doing over 1190 business miles per month).

The logic on which regular allowance is based is clear and understandable and the rates are frequently revised to equate them to current costs. It is equitable in terms of average operating costs and ensures that an employee is paid at a rate which will fully compensate him for the business use of an average car that is used for an average amount of personal driving. And yet, there are frequent complaints that the regular allowances paid do not fully compensate the employee for the actual costs of operating his vehicle. Most frequently, these complaints originate from low business mileage drivers who also make little personal use of their automobile.

For example, if an employee, because of the job duties, only uses the automobile for 100 business miles per month he would receive an auto allowance of \$49.24. If, at the same time, the vehicle that the employee used for business purposes was a second family car, it is quite possible that it would also be used for very little personal driving. In such a situation the costs of operating that vehicle (on a per mile basis) would be higher than the costs of operating an average car an average amount. An employee in this situation would be under-compensated at current auto allowance rates as the auto allowance would not fully compensate the employee for the fixed costs of making a car available for business purposes. This is especially true if the principal reason for maintaining a second car was related to work requirements.

3. Revised Auto Allowance System.

In an attempt to correct the above noted inequities, a number of alternate automobile allowance and provision systems have been reviewed. As a result of that review, it was concluded that the most equitable system, for both the employees and the City, would be an auto allowance system that based the rates paid on the total mileage (business and personal) that each employee drives. Unfortunately, while such a system would be desirable, it would be extremely difficult to implement until the auto allowance payment function is computerized. Such computerization will take place in the next few years at which time, it will be possible to give further consideration to a revised system.

In order to implement an interim measure which will help remedy the problems currently facing those drivers who do relatively low business mileages, it is recommended that a minimum monthly guaranteed auto allowance be instituted. Such a guaranteed allowance would ensure that those drivers who do few miles (under 230 business miles per month) would be compensated for the costs of providing an automobile for business purposes. After reviewing the various costs associated with automobile ownership and usage, it is recommended that the minimum monthly allowance should be \$80. This amount has been determined by calculating the total City share of annual shareable costs of automobile operation (insurance, license, financing and depreciation) plus the cost of business insurance plus the cost of 100/200 miles/month of business driving.

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-6)

Clause #3 continued:

While the use of the above guarantee is far from a perfect auto allowance system, it should be viewed as an interim measure that will help to remove existing inequities for low mileage drivers.

Effectively, the revised auto allowance system introduces a new category into the regular auto allowance classification. For those employees who consistently drive more than 230 business miles, there will be no change other than the normal rate increase. Those drivers on regular auto allowance who do less than 230 miles will be placed in a special category that authorizes them to receive the monthly minimum of \$80. In any months in which these drivers do more than 230 miles, they will receive the regular auto allowance, as set out in Appendix 1, for those months.

4. Implementation.

Prior to implementing the above system each department will have to carefully review the usage of personal automobiles for business purposes in order to determine into which of the proposed categories their employees currently receiving regular auto allowance should be placed. There are basically three categories into which the employees of each department will be placed and each department will need to submit to the Director of Finance lists of employees in the following three categories.

1. Regular Auto Allowance - Those employees currently on regular auto allowance who normally would receive more than \$80 a month auto allowance at the revised rates will continue to claim auto allowance in the previous manner.
2. Guaranteed Regular Auto Allowance - Those employees currently on regular auto allowance who make regular (daily/almost daily) use of their personal automobile for business purposes but who would normally receive less than \$80 a month auto allowance at the revised rates will continue to claim auto allowance in the previous manner, however, will now receive a minimum allowance of \$80/month.
3. Intermittent Auto Allowance - Those employees currently on regular auto allowance who make only occasional use of their personal automobile for business purposes will now be included in the intermittent auto allowance category and will claim auto allowance as per the requirements for intermittent auto allowance.

Effectively, each administrative unit will have to decide which of its employees should continue to receive regular auto allowance and if so, if they need to receive the guaranteed minimum. Employees will continue to complete mileage reporting forms, however, employees who receive the guarantee will have to note this fact next to the "monthly totals" section of the mileage reporting forms.

5. Rate Revision

A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since April 1, 1977, and does not reflect current operating costs.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the intermittent rate (applicable to employees who drive low mileages on an irregular basis) be raised from .23¢ to .24¢ per mile.

cont'd.....



MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-7)

Clause #3 continued:

6. Costs

It is estimated that the annual increase in costs to the City of the guaranteed minimum will be an additional amount of approximately \$70,000. However, as some allowances are recoverable (due to Provincial funding), it is estimated that the actual cost to the City will be approximately \$35,000 per annum. Based on an effective date of November 1, 1977, the 1977 costs will be approximately \$6,000 which will be provided from 1977 Contingency Reserve.

It is estimated that the annual increase in costs to the City of the revised rates will be approximately \$14,000. Based on an effective date of November 1, 1977, the 1977 cost would be approximately \$2,500 which will be provided from 1977 Contingency Reserve.

7. Summary

In summary, the recommended revision to the auto allowance systems will provide for:

1. an increase in auto allowance rates
2. the implementation of a guaranteed minimum regular auto allowance.
3. the review and classification of all drivers currently receiving regular auto allowance into one of three categories - regular, guaranteed minimum and intermittent.

These revisions should improve the auto allowance system and the monthly guarantee should remove the major inequity of the existing system.

A copy of the report has been sent to the V.M.R.E.U., Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C., each of which has some members affected.

The Comptroller of Budgets advises that if Council approves the following recommendations that funds will be provided from 1977 Contingency Reserve.

8. Recommendations

The Director of Finance recommends as follows:

- a. That the revised schedule of auto allowances as per Appendix 1 be approved effective November 1, 1977.
- b. That the intermittent auto allowance rate be increased from .23¢ to .24¢ per mile effective November 1, 1977.
- c. That the implementation of an \$80 per month guaranteed minimum auto allowance be approved for those positions approved by the City Manager for such a guarantee.
- d. That each Department, in conjunction with the Director of Finance, be instructed to ascertain into which auto allowance categories its employees should be placed.
- e. That the Director of Personnel Services amend the Personnel Regulations #25 to reflect the above changes.
- f. That the estimated 1977 cost of \$8,500<sup>+</sup> be provided from Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

(A copy of the detailed report is on file in the City Clerk's office)

## MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-8)

4. Investment Matters (Various Funds)  
October 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of October 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 19771. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Oct. 8	Bank of British Columbia	Jan.31/78	\$ 2,000,000.00	\$ 1,952,180.00	120	7.45
8	Mercantile Bank of Canada	Oct. 4/77	1,000,198.63	1,000,000.00	1	7.25
4	Bank of British Columbia	Nov.30/77	1,011,353.15	1,000,000.00	57	7.27
6	Vancouver City Savings					
	Credit Union	Feb.15/78	1,540,956.16	1,500,000.00	132	7.55
12	Vancouver City Savings					
	Credit Union	Jan.13/78	1,019,109.59	1,000,000.00	93	7.50
14	Bank of Montreal	Feb.15/78	1,538,728.77	1,500,000.00	124	7.60
14	Bank of Commerce	Oct.20/77	1,486,253.39	1,484,472.02	6	7.30
14	Bank of Nova Scotia	Oct.20/77	499,124.50	498,526.27	6	7.30
17	Mercantile Bank of Canada	Nov. 2/77	2,507,945.21	2,500,000.00	16	7.25
20	Bank of Montreal	Dec.15/77	1,517,053.15	1,500,000.00	56	7.41
25	Bank of British Columbia	Oct.26/77	1,500,297.95	1,500,000.00	1	7.25
26	Bank of British Columbia	Feb.15/78	2,558,531.51	2,500,000.00	112	7.63
31	Bank of British Columbia	Nov. 1/77	3,000,617.26	3,000,000.00	1	7.51
			<u>\$21,180,169.27</u>	<u>\$20,935,178.29</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Oct.25	City of Vancouver 5.0%	May 1/78	\$ 40,000.00	98.63	\$ 39,452.00	-/6	7.75
<u>Chartered Bank Deposit Receipts and Government Notes</u>						<u>Days</u>	
Oct. 17	Bank of Montreal	Nov.1/77	\$ 2,707,989.04		\$ 2,700,000.00	15	7.20
			<u>\$ 2,747,989.04</u>		<u>\$ 2,739,452.00</u>		

SINKING FUND TRANSACTIONS (SALES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Sale Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Oct. 14	City of Vancouver 9.25%	Sept. 1/90	\$ 5,000.00	\$ 4,975.00	\$ 4,538.50	12/11	9.32

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (FINANCE: A7-9)

Clause #4 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL  
ACCOUNTS ONLY - AS AT OCTOBER 31, 1977.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 78,366,404.40	\$ 76,365,933.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing report and recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 680-682

PERSONNEL MATTERS

RECOMMENDATION AND CONSIDERATION

1. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter to the Mayor and Members of Council, dated November 22nd, 1977, have requested a portion of two working days, on Wednesday, December 21st and Thursday, December 22nd, 1977, to tour and perform in local hospitals. In addition, they have asked permission to present three concerts in the City Hall Rotunda on those days - two on the Wednesday and one on the Thursday. The Choir members will also be performing in the evening at various hospitals and rest homes. Some seven members of the Civic staff are involved.

As City Council has approved similar requests from the Vancouver City Hall Choristers for many years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Wednesday, December 21st and Thursday, December 22nd, 1977 in order that they may present concerts in local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved and submits for CONSIDERATION whether in future years the City Manager be authorized to approve similar requests.

FOR COUNCIL ACTION SEE PAGE(S) 682

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

INFORMATION

1. Demolition - 745 West 7th Avenue

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
745 West 7th Ave. Lot 13, Blk. 298, D.L. 526	Fairview Slopes	Eds Bulldozing

<u>City to Pay</u>	<u>Code No.</u>
\$723.00	4755/- "

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Rent Review - 1615 Main Street

The Supervisor of Properties reports as follows:

"Lot F, Block 2, District Lot 200A and 2037, was acquired by the City from Fletcher Lumber Ltd. in 1967 in connection with the Columbia-Quebec Connector and subsequently the land and building were leased back to the Company for a term of 20 years, subject to a rental review every five years.

The rental was subject to a review as of October 1st, 1977 and Fletcher Lumber Ltd. have by letter, dated November 21st, 1977 agreed to the rental being increased from \$1,200. per month plus taxes to \$2,100. per month plus taxes as if levied.

It is recommended that effective October 1st, 1977, the rent be increased to \$2,100. per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (PROPERTIES: A9 - 2)

3. Request to cancel lease - Commodore Hotel  
889 Seymour Street

The Supervisor of Properties reports as follows:

"The property at 887 and 889 Seymour Street, legally described as Lot 21, Block 63, D.L. 541, was acquired by the City for the Property Endowment Fund pursuant to Resolution of Council on January 11, 1977.

This property is located next to the Orpheum Theatre and consists of a three-storey non-basement frame building erected in 1910. The main floor (street level) is leased for a club premise and the second and third floors are leased for a Hotel/rooming house. This report concerns the lease of the Hotel/rooming house known as the Commodore Hotel.

This hotel has 27 rooms and a two-room Manager's unit with bathrooms and washrooms on each floor. Heating is by hot water radiators and the building is sprinklered for fire protection. The rooms are comparatively small, particularly the rooms which face the Orpheum Theatre. These rooms have windows which open into light wells facing the walls of the theatre. The furnishings are owned by the lessee and the type of accommodation is considered to be of minimal standard.

The lease of the hotel is for three years at a rental of \$900 a month, expiring April 30, 1979 with an option to renew for a further three year period. There is provision for cancellation of the lease if the building is to be demolished for a new building. On May 20, 1977, Council approved a rent reduction to \$735.00 a month, effective March 1, 1977, in lieu of repairing four fire damaged rooms which were sealed off and padlocked by the City.

When the property was acquired, there were problems between the lessee and the Health, Fire and Police Departments. Subsequently, the lessee made minimum repairs required by the Health Department after pointing out that the short term lease and the demolition clause did not justify the cost of major room improvements. Damage to the fire alarm system and balcony railings were repaired by the City to the requirement of the Fire Department.

However, problems with the Police Department are another matter. Prior to the City purchasing this property, the Police Department had policing problems, particularly with juveniles on the premises. Through enforcement of stricter regulations, the lessee managed to improve the situation, however in recent months the situation has deteriorated to the extent that the Police have requested the Director of Permits and Licenses to consider the cancellation of the Business License. (Copies of the police report are on file in the City Clerk's Office and with the Permits and License Department.)

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (PROPERTIES: A9 - 3)

Clause No. 3 continued:

Following notification of this Police report, the lessee, Mr. J. Fuller, was contacted. He advised that he has to keep the hotel filled with any available tenants in order to meet his financial obligations and that the previous rent reduction to \$735 a month was inadequate. Due to the type of accommodation being offered, he cannot be selective with tenants and many are transients and control is difficult if not impossible. Mr. Fuller pointed out that he previously tried to sell the business but was unsuccessful. (The one potential sale of the lease collapsed after Council had approved the assignment.)

In view of the present difficulties, Mr. Fuller has confirmed that he would be happy to remove all the furnishings from the hotel if a suitable closure date can be agreed upon and provided the lease is cancelled with no liability to him.

It is recommended that the Supervisor of Properties be authorized to negotiate the termination of the lease to obtain vacant possession of the premises, subject to an agreement drawn to the satisfaction of the Director of Legal Services and FURTHER that the Hotel premises be boarded up and secured."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

4. 3445 Point Grey Road, Lots 24 and 25, Block 3,  
District Lot 540, Plan 229, Dr. John H. Kerridge

The Supervisor of Properties reports as follows:

"By letter to His Worship the Mayor, and Members of City Council, dated November 8, 1977, the owner of 3445 Point Grey Road has requested that City Council consider the acquisition of his property for the Point Grey Road Development Scheme.

Previously, this owner on August 18, 1977, had written the Supervisor of Properties with a similar request and had been informed by the Supervisor of Properties that a recommendation to City Council for acquisition could not be made. Copies of all relevant correspondence are attached to this report.

The property in question comprises two lots each with a frontage of 33' on Point Grey Road and an average depth of 127' with a total area of 8,382 sq.ft. Both lots are improved with a 1 3/4 storey and full basement conversion erected in 1932 and generating a yearly income of \$14,000.00 Highest and best use for this property would appear to be the demolition of the current improvement and sale of the two lots for erection of new dwellings. Zoning is RS-2 for this property.

The owner's asking price of \$295,000. (\$35.19 sq.ft.) appears to reflect current market values in the area. However, this property does not meet City Council's guidelines for acquisition established December 7, 1976 in that it does not abut a street end and does not lie between Balsam and Trafalgar. It is located in the area formerly designated Priority Area No. 6.

cont'd.....

MANAGER'S REPORT, DECEMBER 2, 1977 . . . . . (PROPERTIES: A9 - 4)

Clause No. 4 continued:

Therefore, under the circumstances, it is recommended that the owner of 3445 Point Grey Road be notified that the City of Vancouver is not interested in purchasing his property at this time."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of City Lands at Robson and Hamilton Streets

The Supervisor of Properties reports as follows:

"The Property Endowment Fund Board at a meeting in November 1975, released Lot W. 40' of 37 and 38, Block 66, District Lot 541 and Lot 37, except W. 40', Block 66, District Lot 541, for sale, subject to consolidation and the dedication of a 7' X 40' strip, adjacent to Robson Street, for future road widening.

The property is unimproved and after removal of the widening strip it has a net area of 3,720 sq.ft.

After extended negotiations with the adjoining property owner, an agreement was reached based on the following conditions:

- a) Sale price to be \$93,000., inclusive of registration fees for the 3,720 sq.ft. of City lands. Terms to be 1/4 down, with the balance at three six-month intervals at an interest rate of 11% on the outstanding balance.
- b) A 7' X 80' strip of land from the north side of lot 38, except the W. 40' to be conveyed to the City. The strip is necessary for the widening of Robson Street.
- c) Purchaser agrees to the consolidation of his lot with the City property, minus the 7' widening strip, to create one lot.
- d) The City to carry out all necessary legal documentation at it's own expense subject to the purchaser having clear title to his property.
- e) The transaction being completed to the satisfaction of City Engineer regarding the dedication of the 7' widening strip for Robson Street.
- f) City to provide a subdivision plan.
- g) The sale date to be effective December 31, 1977.

The City Engineer has agreed to purchase the 7' x 120' widening strip for the sum of \$21,500 based upon the sale price of this City land. The funds for this acquisition to be chargeable to code #148-7971.

It is recommended that the property be sold to the adjoining property owner for \$93,000. subject to the aforementioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6824/683



I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

November 24, 1977

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 24, 1977, in the No. 3 Committee Room, Third Floor, City Hall at approximately 11:00 a.m.

PRESENT: Mayor Volrich, Chairman  
Alderman Brown  
Alderman Ford  
Alderman Gerard  
Alderman Harcourt  
Alderman Marzari  
Alderman Puil  
Alderman Rankin

ABSENT: Alderman Bellamy  
Alderman Gibson  
Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION:Departmental Review - Social Planning Department

This meeting was the third in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by City Council on August 23, 1977.

The report of the Department of Social Planning (copy on file in the City Clerk's Office) outlines the three main functions of the Department, organizational units, staff and costs, operating style, communication network, social trends and priorities.

Mr. Roger Chilton, Consultant for the Committee, stated that the Social Planning Department has provided a good overall report on the activities and objectives of the Department. The level of service and effectiveness of the Department could only be assessed by conducting an evaluation of the programmes involved, what they are intended to produce and what they do produce, and the consultants are not in a position to assess that without a detailed review. For that reason it is difficult to make any comment on increasing or decreasing the Department, it is a question of priorities that the Director of Social Planning should comment on. Policy formulation mechanisms and overall planning are areas that may need further review. The Consultants intend in the next review with the Planning Department to review overall planning and policy role formulation activities and other departments in the City should be involved. The Consultants did not include any recommendations in their review of the report.

The Director of Social Planning reviewed the report with the Committee. The Social Planning Department did not give any specific recommendations, but concluded with the following comments in the summary of its report:

continued.....

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 November 24, 1977 . . . . . (I - 2)

Departmental Review -  
Department of Social Planning (Cont'd)

"Social Planning, a relative newcomer to the realm of urban professions, emerged in the late 1960's. In the last decade it has evolved mainly in response to three basic factors:

- 1) the need for a more systematic and planned approach to the design and delivery of social services and cultural programs;
- 2) the need for a clear understanding of the impact of physical planning decisions on human behaviour and public attitudes;
- 3) the practical application of psychological and sociological knowledge and experience, along with those of architecture, engineering and planning, to the resolution of urban problems. "

Discussion ensued on the report and Committee members expressed concerns and comments as follows:

It was reported that CAP funding has not yet been established by the Provincial Government for 1978, however, there is an agreement that the Federal Government will provide block grants to the Province. Concern was expressed that the Province will set priorities for Vancouver Programmes and it was felt that representations should be made to the Federal and Provincial Governments for the continuation of CAP funding on a basis that would allow the setting of priorities by municipalities.

It was felt that further review should be undertaken on social environment planning to more clearly define and direct the Social Planning Department on this aspect of its activities, including the interaction of the Planning and Social Planning Departments.

It was suggested that a set figure be established for social service grants and cultural grants in the preparation of the budget for 1978. It was also suggested that Council not hear appeals on grants as approval of the appeals usually results in any target budget being exceeded.

The Committee suggested that the Immigrant Services Centre provided by the Social Planning Department should be reviewed, it was felt that the Provincial Government should be financing operating costs for this service.

It was noted that the Artists Gallery which began as a LIP project, now seems to be a permanent service and Committee members questioned whether the continued financing of the Artists Gallery is justified.

The continuation of the Urban Reader was questioned as to value versus cost, it was suggested that the quarterly review might be combined with the Urban Reader to cut costs.

The Director of Social Planning stated that his Department is forced into some of the situations they become involved in, such as the immigrant problem and the youth problem, both of which the police asked them to become involved in as neither the Provincial Government

continued.....

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 November 24, 1977 . . . . . (I - 3)

Departmental Review -  
Department of Social Planning (Cont'd)

nor the Vancouver Resources Board would get involved. "The 44" was not serving nutritious meals and tenants were going around lousy and no one else would do anything about it. The Vancouver Resources Board pleaded with them to assist them with emergency services in the City. All these services are provided with City Council authorization. The Director of Social Planning requested that they not be "straight-jacketed" with policy which would put them in the same position as the others who say they cannot help as it is against their policy. He stated that the Social Planning Department is a very small department that is project oriented and a 5% cut would be equal to the loss of one social planner. If it is the position of Council to cut 5% he would like permission to do it "across the board" instead of in a specific area or any staff. The loss of one planner would severely affect their operations.

Following further discussion, it was

RECOMMENDED

- A. THAT City Council request the FCM and UBCM to make appropriate submissions to the Federal and Provincial authorities regarding continuation of CAP or similar funding that would allow funding priorities to be determined on the local level.
- B. THAT the Mayor, City Manager, Director of Finance and Consultants further review and report back to the Committee on the following activities of the Social Planning Department as discussed:
  - (i) Social environment planning
  - (ii) Artists Gallery
  - (iii) Immigrant Services Centre
  - (iv) Budget limitations for social service and cultural grants
  - (v) Grant appeals
  - (vi) Urban Reader and Quarterly Review.

The meeting adjourned at approximately 1:00 p.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 684

## II

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

NOVEMBER 24, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 24, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Ford  
Alderman Gerard  
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, November 10, 1977, were adopted.

RECOMMENDATION1. Gastown Residents Association

The Committee had before it for consideration a Manager's report dated November 2, 1977 (copy circulated) in which the Director of Social Planning reported on the operation of the 103-tenant Gastown Residents Association at 36 Blood Alley.

In particular, the report outlined the current financial problems which have developed at this hostel and noted that existing financial subsidy programs are not adequate for the Gastown Residence to survive.

Appearing before the Committee on this matter were Mr. Carl Knells of Central Mortgage & Housing Corporation, Mr. William Casson, Director of Housing of the Greater Vancouver Housing Corporation, representatives from the Gastown Residents Association, a representative from the Social Planning Department, and a representative of the building owner.

During discussion, it was explained by the Social Planning Department representative that the Association now faces a \$4,000.00 deficit which will grow to \$12,000.00 by the end of this year and that the Association requires some sort of subsidy to meet this deficit.

The Social Planner suggested that if a government agency could purchase the building, then the deficit problems could be alleviated.

It was also noted during discussion that the S.A.F.E.R. program of rent assistance has not yet provided housing subsidies to anyone in the Gastown Residence and that application forms for this type of assistance are rather complicated.

Mr. W. Casson of the Greater Vancouver Housing Corporation suggested that if his corporation were to acquire the building, it would probably be entitled to a 10% grant from the Federal Government and that the greatest amount of assistance that could be provided to the tenants would therefore be a consequent 10% reduction in rents.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 November 24, 1977

(II-2)

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

A. THAT City Council request:

- i) Central Mortgage & Housing Corporation and the Provincial Ministry of Housing to reconsider their position in regard to the application of subsidies under the National Housing Act for the Gastown Residents Association.
- ii) Greater Vancouver Housing Corporation to consider purchase of the Gastown Residence (Stanley and New Fountain Hotels) under Section 15.1 of the National Housing Act.
- iii) The Director of Social Planning, in consultation with Central Mortgage & Housing Corporation and the Greater Vancouver Housing Corporation officials to report back to the Community Services Committee on the results of these actions.

B. THAT City Council urge Provincial officials to simplify the application forms for the S.A.F.E.R. housing subsidy program and to implement this program in the City of Vancouver as quickly as possible.

2. Emergency Services Implementation Committee -  
 After Hours Mental Health Services

The Committee had before it for consideration a letter dated November 3, 1977 (copy circulated) from Mr. A. Mears, Chairman of the Emergency Services Implementation Committee, outlining the need for funding to provide nighttime mental health services.

Appearing before the Committee on this matter were Mr. A. Mears and the Medical Health Officer.

During discussion of this matter, it was noted that there had been a recent cutback in Provincial funding for mental health services and the Medical Health Officer suggested that a further request for funding to the Minister of Health might be appropriate at this time.

The Committee agreed that the provision of nighttime mental health services is a high priority and essential service and it was noted that the City already supplies a police unit to assist with nighttime mental health service.

Following discussion, it was

RECOMMENDED

THAT the City write to the Provincial Minister of Health advising that in the City's opinion the provision of nighttime mental health services is a high priority and essential service and that the Minister be requested to allocate sufficient funds to provide an adequate level of nighttime mental health service in the City of Vancouver.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 November 24, 1977

(II-3)

### 3. Grant Request - Canadian Dolphin Swim Club

The Committee had before it for consideration a Manager's report dated November 2, 1977 (copy circulated) in which the Director of Social Planning reported on the application of the Canadian Dolphin Swim Club to the Park Board for a grant of \$4,500.00 to cover 150 hours of pool time for each of the seasons 1976/77 and 1977/78.

Appearing before the Committee on this matter were the Deputy Director of Social Planning and a representative from the Swim Club.

During discussion, it was noted that the Park Board, on August 11, 1977, endorsed the request of the Swim Club for a subsidy of \$4,500.00 for each of the two seasons and that the funds were to be applied against pool rental costs.

In response to the Committee, the spokesman for the Swim Club advised there are currently 107 swimmers enrolled in the club and it was noted this is the only club in the Greater Vancouver area which trains swimmers to Olympic games standard.

Following discussion, it was

#### RECOMMENDED

THAT City Council approve a grant of \$4,500.00 or 150 hours of pool time in Park Board facilities for use by the Canadian Dolphin Swim Club, whichever is the lesser amount, to cover the period September 1, 1977 to August 31, 1978.

### 4. Non-Profit Income Tax Loan Service

The Committee had before it for consideration a Manager's report dated November 15, 1977 (copy circulated) in which the Director of Social Planning reported on the feasibility of establishing a non-profit income tax loan operation similar to those operating in Edmonton and Winnipeg.

Appearing before the Committee on this matter were the Director of Social Planning, Mr. Martin Draper of the Royal Bank of Canada, a representative of Revenue Canada and other persons interested in the establishment of such a service.

It was noted from the report that the Director of Social Planning was recommending that such a service be established by the City co-ordinating the numerous independent agencies involved in providing volunteer income tax aid. The Director of Social Planning recommended that Revenue Canada be asked to share in the anticipated costs.

However, during discussion, the representative from Revenue Canada stated that Revenue Canada is not prepared to share in the costs but it will accept responsibility for training the volunteers who will assist the public in filling out income tax forms.

The spokesman for the Royal Bank advised the Committee that in order for the bank to operate a service of loans using income tax returns as collateral, the bank will require the co-operation of the Unemployment Insurance Commission and Federal Income Tax officials to ensure that persons have paid previous tax bills, etc. The Royal Bank spokesman advised that a committee is currently working on this aspect.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 November 24, 1977

(II-4)

Clause No. 4 Continued

It was the feeling of the Committee that although it understands Revenue Canada is not prepared to share financially in the anticipated cost of a program for this year, that the provision of such a service is not the direct financial responsibility of the City and that therefore the Minister of National Revenue should be asked to pay the costs of any such program in future years.

Following further discussion, it was

RECOMMENDED

- A. THAT for the 1978-79 year only, the City take the initiative in co-ordinating the numerous independent agencies involved in providing volunteer income tax aid to senior citizens, immigrants or low income persons in Vancouver.
- B. THAT a budget of up to \$2,000.00 be approved for the installation and maintenance of telephone lines with pre-recorded referral messages, as well as for advertising of the referral telephone numbers, such funds to be provided from 1977 Contingency Reserve and any balance unspent as of December 31st, 1977, to be carried over to 1978.
- C. THAT Revenue Canada be invited to share in one-half the anticipated cost of this year's program on an experimental basis, and that Revenue Canada be invited to evaluate the program with a view to assuming responsibility for funding and co-ordination in future years.
- D. THAT the City write to the Minister of National Revenue urging that Revenue Canada pay the full costs in providing volunteer income tax aid to senior citizens, immigrants and low income persons in Vancouver in future years, and that Revenue Canada be urged to participate with interested financial institutions and community groups to provide loan advances secured by income tax returns where circumstances indicate that useful social purpose would be served.

5. The 44 Budget

The Committee had before it for consideration a Manager's report dated November 15, 1977 (copy circulated) in which the Director of Social Planning reported on the operating budget for The 44 for 1976, 1977 and the estimated 1978 budget.

A representative of the Director of Social Planning appeared before the Committee on this matter and reviewed the report with the Committee, pointing out that The 44 is a successful operation serving a large number of residents of the Downtown Eastside, offering meals, recreation, bathing and laundry facilities.

In the report, the Director of Social Planning recommended approval of the City's share for the 1978 budget and requested authorization to present the remainder of the budget to the Deputy Minister of Human Resources for approval and further recommended that three jobs at The 44 be considered permanent positions.

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 November 24, 1977

(II-5)

Clause No. 5 Continued

During discussion, it was noted that included in the budget for 1978 are a number of new and non-recurring items for upgrading and repairs.

Following discussion, it was

RECOMMENDED

- A. THAT the 1978 budget for The 44 be approved as detailed in the City Manager's report dated November 15, 1977, and the amount of \$63,747.00 be approved in advance of the 1978 operating budget for the City's share of operating and management costs in 1978.
- B. THAT the Director of Social Planning present the remainder of The 44 budget (\$204,614.00) to the Deputy Minister of Human Resources for approval.
- C. THAT City Council recommend to the Deputy Minister of Human Resources that the Bathing Attendant I and two Bathing Attendant II positions at The 44 be considered permanent positions hence receiving full fringe benefits.

CONSIDERATION

6. Jericho Hangar No. 6 - "Ne Chi Zu" Artists Guild

The Chairman had agreed to hear a delegation from the "Ne Chi Zu" Artists Guild regarding the guild's continued use of Jericho Hangar No. 6 and representatives of the guild appeared before the Committee this date. Also appearing before the Committee on this matter were the chairman and other representatives of the Park Board.

Mr. David Weston of the Ne Chi Zu Artists Guild distributed copies and read a brief to the Committee (copy circulated) in which the guild requested a five-year tenancy in Hangar No. 6 at Jericho.

The Chairman of the Committee read to those present a letter dated November 22, 1977 (copy circulated) from the chairman of the Park Board which advised that at its meeting on Monday, November 21, 1977, the Park Board passed the following resolution:

"THAT after December 31, 1977, the Ne Chi Zu Guild be allowed to continue using Hangar #6 on a day to day basis, on the understanding that no public assembly is permitted."

Mr. Weston of the guild replied that since Hangar No. 6 remains in custody of the City, the Board is not empowered to extend or grant leases; that the City, as owner, is.

Representatives of the guild advised the Committee they require a more secure tenure in the building in order to improve their chances of acquiring Senior government grants.

The Chairman of the Park Board pointed out that the Board does not have any legal way of authorizing occupancy of the Jericho hangars and that as the City's Permits & Licenses Department will not permit public assembly use of the buildings, therefore, there is very limited use of the large Jericho hangars. He advised that the Board has had two architects examine the hangars and that both of them have concluded it would be more realistic financially to build a new building than to renovate the hangars for public use.

Continued . . . .



Report to Council  
 Standing Committee of Council on Community Services  
 November 24, 1977

(II-6)

Clause No. 6 Continued

A staff member of the Park Board, in response to the Committee's question, advised that the very lowest estimate to renovate Hangar No. 6 to meet City standards would be approximately \$164,000.00.

It was noted by the Chairman of the Committee that Hangar No. 6 is a concrete reinforced with steel structure and is probably one of the best-built buildings in the City. He noted that there are other public groups interested in using Hangar Nos. 5 and 6, including one organization which wishes to establish an aircraft museum.

The Chairman of the Park Board noted, however, that the aviation museum proposal would encompass both Hangar Nos. 5 and 6, and that this concept is much too large for the site.

During discussion, it was noted that the Ne Chi Zu Artists Guild does not know the actual total cost of renovations which are required to Hangar No. 6.

It was pointed out during discussion by the spokesman for the guild that there is no other structure in the City suitable for the creation of large scale sculptures.

Following further discussion, it was

RECOMMENDED

THAT the Park Board be requested to continue discussions with the Ne Chi Zu Artists Guild on detailed costs of renovating Hangar No. 6 to City standards and on possible sources of funding for such renovations.

- A TIE VOTE RESULTED

It was

RECOMMENDED

THAT the City grant an undertaking to the Ne Chi Zu Artists Guild to lease Hangar No. 6 to the guild for a period of four to five years on the condition that within two years the Ne Chi Zu Artists Guild renovate Hangar No. 6 to City standards.

- A TIE VOTE RESULTED

The Committee having reached tie votes on both recommendations, they are submitted to Council for CONSIDERATION.

(During discussion of the foregoing and prior to the voting on the recommendations, Alderman Gerard left the meeting.)

The meeting adjourned at approximately 3:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 684 d 685



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

NOVEMBER 24, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 24, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt  
Alderman Brown  
Alderman Kennedy (for Items 2 to 4)  
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered the monthly status report of rezoning applications for the month of October, 1977 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly report on rezoning applications for the month of October, 1977 be received.

2. Increase in Residential Accommodation -  
1350 Burrard Street

On October 20, 1977 the Committee considered a City Manager's Report dated August 18, 1977 (copy circulated) wherein the Director of Planning reports on a request by Daon Development Corporation to provide additional residential accommodation in place of the allowed commercial on the southerly portion of the site at 1350 Burrard Street. The Committee deferred consideration of the matter until the architect was able to make a presentation to the Committee.

Mr. A. Waisman, Waisman Dewar MacDonald, Architects and Urban Designers and Mr. D. Stewart, Daon Development Corporation, were present.

Mr. Waisman with the aid of an interchangeable model illustrated to the Committee the development that would be allowed under the existing zoning (3x residential plus 3x commercial) and their proposed development which would add 1x residential in place of the allowed 3x commercial. The resulting 4x residential would still be the lowest in major cities in Canada.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 24, 1977

(III-2)

Clause No. 2 continued:

Mr. Waisman stated that they have lowered the floor space ratio from what is presently allowed. From the traffic viewpoint residential units will generate fifty per cent of the cars that an office building would. Sound in and around the buildings, both inside and out, could be handled from a technical viewpoint. A ramp could be extended from Hornby Street for the proposed LRT link and would not affect the livability of the project.

The FSR would likely be 3.25 rather than the allowable 3.0. Mr. Stewart indicated that the Development Permit Board has the power to relax the regulations somewhat and perhaps the 3.25 residential would not need to go through the public hearing process.

Mr. E. Crickmore, Central Area Planning, stated that the increased residential would add more people to the 350 dwelling units already approved on the site and the department would have to consider the question of physical and social impact, accommodation mix, etc. Although the Development Permit Board does have authority under the by-law to permit slight variations this development would represent a major departure from the by-law and in order to allow maximum debate on the issue, the rezoning process would be necessary.

The Committee discussed various options for keeping the development at FSR 3.0, the maximum they felt should be accepted, however, a slightly higher FSR might be accepted after the overall situation is studied i.e., Planner's concerns regarding physical and social impact and Engineer's concerns regarding traffic and Hornby ramp.

Mr. Crickmore noted that the second part of the Manager's Report dated August 18, 1977, dealt with some of the broader issues of providing residential accommodation Downtown. The Director of Planning recommended that policies and guidelines be prepared as part of the 1978 work programme.

RECOMMENDED

- A. THAT the City Manager be instructed to meet with staff and with developers to come up with an acceptable proposal and report back.
- B. THAT the Director of Planning prepare comprehensive residential policies and guidelines for the Downtown, in co-operation with the Director of Social Planning, as part of the 1978 work programme.
3. Housing Corporation of B.C. Lands at 4th Avenue and Discovery (to be exchanged for City-owned lands at Penticton and Grandview Highway).

Council on October 25, 1977 considered a report of the City Manager dated October 21, 1977 (on file in the City Clerk's office), in which it was noted that the Housing Corporation of B.C. had agreed to exchange the properties noted above on the basis of two-thirds of the market value of its 4th and Discovery property,

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 24, 1977

(III-3)

Clause No. 3 continued:

subject to the Corporation retaining an option to repurchase the site from the City at the same value (\$290,580) if the land is not developed with non-profit housing.

Council approved the following:

- "(i) The Housing Corporation of B.C. paying the City the sum of \$589,800.00, to be credited to the Property Endowment Fund.
- (ii) The date of the trade to be October 31, 1977.
- (iii) The option of the Housing Corporation of B.C. to repurchase the property be to the satisfaction of the Director of Legal Services."

The Columbia Housing Advisory Association requested that they be granted an opportunity of meeting with Council or a Committee to resolve the matter of the price of land at 4th and Discovery and obtain approval in principle for its use as an elderly citizens' development. Council approved the delegation request before the Planning and Development Committee.

Mrs. S. Schmid, Executive Director, Columbia Housing Advisory Association, on behalf of Discovery Cooperative Housing Association was present.

The Committee considered a brief dated November 18, 1977 (copy circulated) in which the Association requests that the land be sold to the Cooperative at the City's purchase price of \$290,580 and the sale of additional property which might be created from closure of the Discovery Street end at market value less one-third (both subject to satisfactory rezoning). They also request that the City assume the cost of sewer extension if it is required.

Mr. R. Youngberg, Associate Director Area Planning, suggested that a staff report be prepared including such things as the possible closure, question of density, land economics, municipal grants, most appropriate use of the site, sewer extension costs, etc.

Mrs. S. Schmid advised that meetings were being held in the community to discuss the proposal. The Committee felt that the staff could prepare a report on the technical aspects of the proposal at the same time the Association is meeting with community groups. The Association could report back to the Committee on the results of the meetings with the community.

RECOMMENDED

- A. THAT City staff prepare a report on the points raised in the brief from the Columbia Housing Advisory Association i.e., street closure, most appropriate use of site, land cost, sewer extension costs, etc.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 November 24, 1977

(III-4)

Clause No. 3 continued:

- B. THAT the Association proceed with public meetings in the community, (to which Aldermen and City staff should be invited) and advise the Committee of the outcome of the discussions.

4. Rezoning for the Kiwassa NIP Area

The Committee considered a report of the City Manager dated November 10, 1977 (copy circulated). On July 12, 1977 Council instructed the Director of Planning, after further consultation with property owners, to make application to rezone the land in Kiwassa from M-1 to a proper zoning which will stabilize the residential uses in the area.

The Committee inquired if the owners of the present industries had been contacted. Mr. R. Gates, Area Planning, replied that public meetings have been held in the area. Announcements for the first public meeting were sent to every property owner and the occupant. All minutes of the meetings will be sent to all property owners and residents.

The Committee felt that each industrial owner should be contacted personally and the results of the discussions reported back.

RECOMMENDED

THAT consideration of the City Manager's report dated November 10, 1977 be deferred until the Planning Department has met with the industrial owners in the Kiwassa Area.

The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 686

IV

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

November 24, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 24, 1977, in the No. 1 Committee Room, third floor, City Hall at 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman Bellamy  
Alderman Rankin

ABSENT: Alderman Ford  
Alderman Harcourt

CLERK: J. Thomas

The minutes of the meeting of November 10, 1977, were adopted.

INFORMATION:

1. Pedestrian Crossing Conditions:  
Burrard Street at 14th Avenue

The Committee considered a Manager's Report dated November 9, 1977, (circulated) in which the City Engineer discussed pedestrian crossing conditions on Burrard Street at 14th Avenue. The report was requested by the Standing Committee on Planning and Development at its meeting on February 15, 1977, when discussing the need for pedestrian actuated traffic signals in the context of the Kitsilano Area Plan Program.

The report reviewed the traffic situation, traffic volumes and accident records which disclosed no pedestrian accidents at the intersection in the past five years. The application of the pedestrian signal warrant, as a measure of pedestrian crossing activity, indicated a pedestrian crossing signal was not needed.

It was

RECOMMENDED,

THAT the report of the City Manager dated November 9, 1977, be received for information.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 681

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

December 1, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 1, 1977, at approximately 4:05 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT:           Alderman W. Kennedy, Chairman  
                  Alderman D. Bellamy  
                  Alderman M. Ford  
                  Alderman H. Rankin

ABSENT:           Alderman M. Harcourt

CLERK :           J. Thomas

The minutes of the meeting of November 24, 1977, were adopted.

RECOMMENDATION:

1. Taxi Fare Increase

The Committee had for consideration a Manager's Report dated November 25, 1977, (circulated) in which the Director of Finance reported on an application by the Vancouver Taxi-Cab Owners' Association for an increase in taxi fares.

In a communication dated October 11, 1977, (circulated) the V.T.O.A. referred to the last taxi fare increase in January, 1976. Since that time costs of gasoline, insurance, automobiles and dispatch fees had increased and the industry was now proposing a 10% increase in fares in order to keep up with rising expenses.

The Association requested the following increases:

The initial flag, or starting fee, to remain at \$1.00 and the hourly rate or waiting time at \$10.00 per hour. The proposed meter change would be from 70¢ per mile to 80¢; the meter drop would then be 10¢ every 1/8th mile instead of 10¢ every 1/7th mile.

The increases proposed represented a 10% increase on an average trip of \$3.00.

In the Manager's Report the Director of Finance reviewed information provided by the V.T.O.A. on costs of operation in 1975, 1976, and 1977, based on a sample of 57 of the 363 taxis in the City, and examined driver remuneration and taxi industry revenues. The Director of Finance concluded on the basis of cost increases between 1976, and 1977, and expected cost increases in 1978, it was felt the increases requested by the V.T.O.A. were justified. However, since the proposal anticipated costs in 1978, there should be no need to review fares again until late 1979.

Representatives of the taxi industry including Mr. J.A. Dawson, President of the V.T.O.A.; and Mr. D. Flint, President of the Vancouver Taxi-Cab Employees' Association, were present and aspects of the Manager's Report were discussed with the Committee. Mr. Dawson indicated approval of the recommendation of the Director of Finance and Director of Permits and Licenses contained in the Manager's Report. Mr. Flint also agreed the proposal was favourable to the employees' organization subject to future discussions between taxi-cab owners and drivers.

Cont'd . . .

Part Report to Council  
Standing Committee of Council  
on Transportation  
December 1, 1977 . . . . .

(V - 2)

Clause 1 Cont'd

It was

RECOMMENDED,

- A. THAT taxi rates in the City of Vancouver be set at the following levels:
- for the first one eighth of a mile or fraction thereof - \$1.00
  - for each additional one eighth of a mile or fraction thereof - \$ .10.
- B. THAT the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

FOR COUNCIL ACTION SEE PAGE(S) 687 & 689

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